

## Engineering Referral Response

<b>Application Number:</b>	Mod2023/0626
<b>Proposed Development:</b>	Modification of Development Consent DA2020/0132 granted for Alterations and additions to a dwelling house
<b>Date:</b>	22/11/2023
<b>To:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 376 DP 19651 , 35 Norma Road PALM BEACH NSW 2108

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community Title Subdivisions or
- All new Commercial and Industrial and RFB Development with the exception of signage or
- Works/uses in flood affected areas

And as such, Council's development engineers are required to consider the likely impacts on drainage regimes.

### Officer comments

I have reviewed the Statement of Modifications and have no objections to the proposed development subject to the removal of the following items: Condition of Consent 7. (Geotechnical), the replacement of the existing geotechnical report referenced in Condition 1. with: J2695A dated 8 September 2023 by White Geotechnical Group, the retention of all other engineering conditions of consent and the inclusion of the following engineering conditions:

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Engineering Conditions:

## CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

**Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans**

The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report prepared by **White Geotechnical Group** dated **08.09.2023** are to be incorporated into the construction plans. Prior to issue of the Construction Certificate, Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted to the Accredited Certifier. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.